

# \$995,000 - 2246 Belmont Place, Anaheim

MLS® #PW25101567

**\$995,000**

3 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0 Acres

Other, Anaheim,

Welcome to 2246 E Belmont Place, a Highly Sought-After Single Level Home on a Cul-De-Sac Street in the Heart of Anaheim. This Turnkey Dream Home Features Ample Natural Light Throughout, Three Bedrooms, Two Bathrooms, New HVAC (â€™20), New Water Heater (â€™24), New Electrical (â€™22), New Interior/Exterior Paint (â€™22), 80% Pex Re-Pipe Throughout (â€™22), Dual Pane Windows, Refinished Hardwood Floors (â€™22), Exterior Ring Camera System, EV Charging Capability, and Recessed Lights. The Spacious Family Room Features a Cozy Fireplace, Opens to the Dining Room/Kitchen and Enjoys Backyard Access, Perfect for Entertaining. The Updated Kitchen Features a Pantry, Laundry Nook with Built-In Cabinets, Breakfast Seating, Ample Cabinet Space and Counter Space, and Backyard Access. The Spacious Primary Suite Includes a Custom California Closets Built-In, Backyard Access, and a Luxuriously Remodeled (â€™22) Master Bath with Marble Countertop Dual Sink Vanity, Custom Frameless Walk-In Glass Shower Enclosure, Handmade Shower Tile, and Smart Toilet with Electric Sensors and Bidet. The Two Secondary Bedrooms Enjoy New Ceiling Fans and a High-End Remodeled (â€™22) Bathroom with Floating Vanity and Handmade Shower Tile. The Expansive Backyard Showcases Complete Privacy, New Concrete Fire-Pit with Seating (â€™24), High-End Garden Office with Electrical, Internet and Brick Pathway (â€™22), New Landscaping



(â€™22), New Front and Backyard Irrigation (â€™22), Additional Electrical Outlets (â€™22), Professional Grade Basketball Hoop (â€™22), and Swing/Play Set (â€™22). The Detached Two Car Garage is Equipped with a Finished Interior, Storage Partition, New Concrete Driveway (â€™22), and a Custom Designed Privacy Gate (â€™22). Easy Access to 91/57 Freeways. Short Drive to Downtown Fullerton, Multiple Shopping Plazas, Restaurants, Disneyland, Angel Stadium, and Honda Center. No HOA or Mello-Roos! 2246 E Belmont Place is a Must See!

Built in 1957

## **Essential Information**

MLS® #	PW25101567
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Katnik
Listing Office	Katnik Brothers R.E. Services

## **Community Information**

Address	2246 Belmont Place
Area	78 - Anaheim East of Harbor
Subdivision	Other
City	Anaheim
County	Orange
Zip Code	92806

## **Amenities**

Parking Spaces	6
Parking	Driveway, Garage, Paved, Door-Single, Garage Faces Front, Gated, Private
# of Garages	2
Garages	Driveway, Garage, Paved, Door-Single, Garage Faces Front, Gated, Private
View	None
Pool	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard
Windows	Double Pane Windows

## Interior

Interior	Wood, Stone
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Built-in Features, Pantry
Appliances	Dishwasher, Microwave, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Outside
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Rio Vista
Middle	Other
High	Valencia

## Additional Information

Date Listed	May 7th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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